

# KRISHER PLAT

RESURVEY, LOT SPLIT AND CONSOLIDATION

## OWNER'S ACCEPTANCE

Windsor Road Land, LLC by Tibor C. Lakatos, Manager, Krisher Farms, LLC by Ronald M. Krisher, Managing Member, Krisher Farms, LLC by Karen A. Krisher, Managing Member, Robert W. Krisher, Jr., Trustee and Michele L. Krisher, Trustee, the owners of the land shown hereon do hereby accept this Krisher Plat resurvey, lot split and consolidation of the same, reaffirm the dedication of all of the area within the Right of Way of Tait Road (R1 and R2) to The Public forever and agree that any use of improvements made on this land shall be in conformity with all existing valid Zoning, Platting, Health and/or other lawful regulations, including the applicable off-street parking and loading requirements of Lordstown Village, Ohio, for the benefit of themselves and all other subsequent owners of assigns taking title from, under or through the undersigned.

Signed Ronald M. Krisher, Managing Member and  
Printed Krisher Farms, LLC by  
Ronald M. Krisher, Managing Member

Signed Karen A. Krisher, Managing Member  
Printed Krisher Farms, LLC by  
Karen A. Krisher, Managing Member

## NOTARY PUBLIC

Before me, a Notary Public in the County of Trumbull and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at Lordstown Village, this 9th day of November, 2023.

Notary Public: Signed Elton Turnage  
Printed Elton Turnage  
Notary Public, State of Ohio  
Commission Expires 11-26-2027

Signed Robert W. Krisher, Jr., Trustee  
Printed Robert W. Krisher, Jr., Trustee

and

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Notary Public, State of Ohio  
Commission Expires 11-26-2027

Signed Michele L. Krisher, Trustee  
Printed Michele L. Krisher, Trustee

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Commission Expires 11-26-2027

Signed Tibor C. Lakatos, Manager  
Printed Tibor C. Lakatos, Manager

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## CURRENT ZONING CLASIFICATION

R1 - Residential Single Family  
Dwelling Zoning District

## CONDITION, EASEMENT, RESTRICTION AND ENCUMBRANCE DISCLAIMER

No liability is assumed by D.B. Kosie & Associates, LLC for the existence of any Condition, Easement, Restriction or Encumbrance of record, shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malapropism. It is advised to contract a qualified Attorney who specializes in Property Law if any questions or concerns relating thereto arise.

## COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER

It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown hereon.



This map of survey prepared by

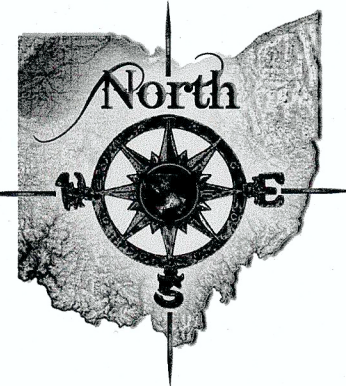
**D.B. Kosie & Associates, LLC**  
Professional Land Surveying

(440) 286-2131  
11040 Madison Road  
Montville, Ohio 44064  
www.dbksurveys.com

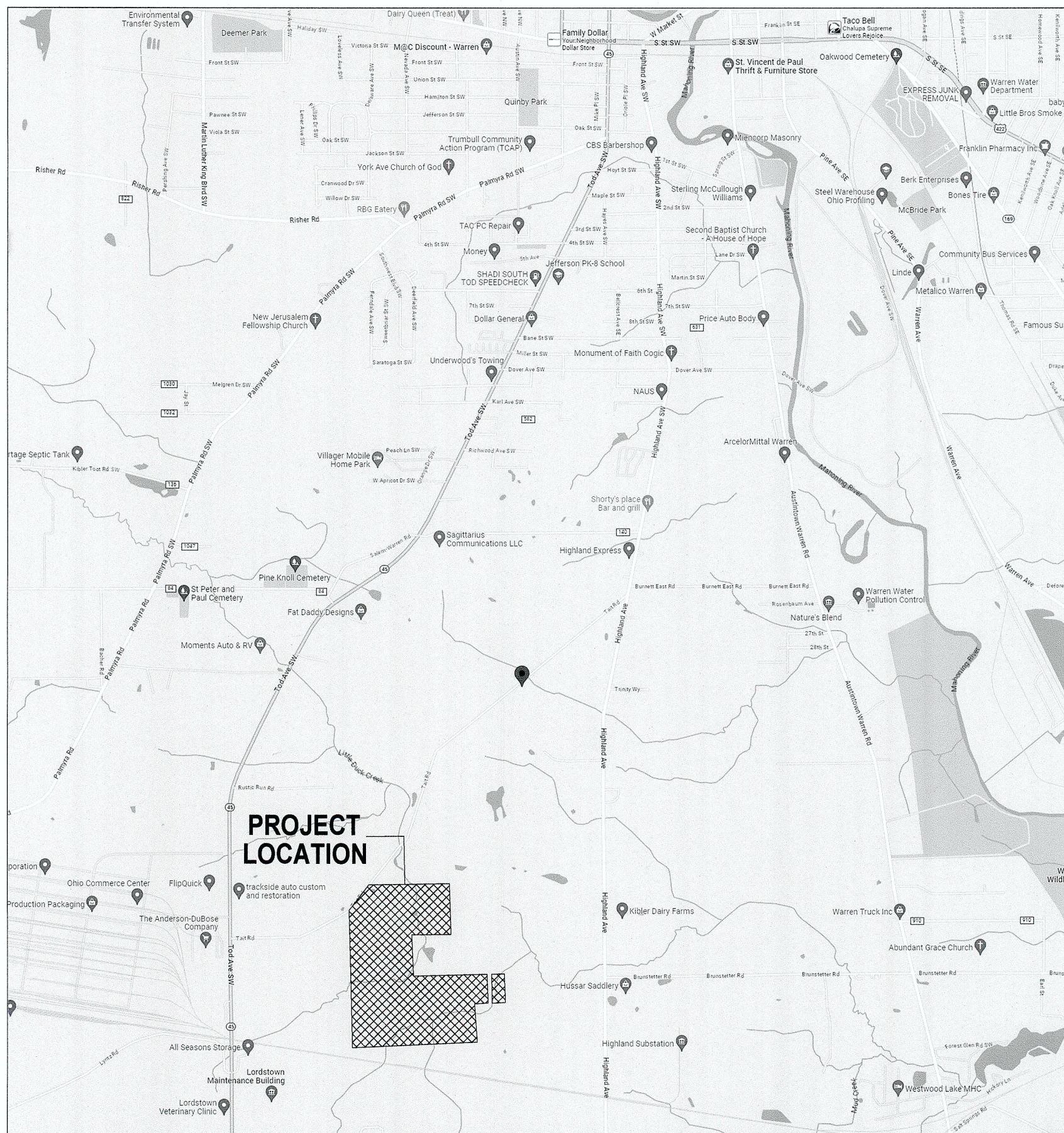


## PAGE INDEX

Page One of Two (This Page): Title Page, Owner's Acceptances, Certifications, Approvals and Disclaimer(s)  
Page Two of Two: Boundary Re-survey, Parcel Design and Labeling



## VICINITY MAP



GRAPHIC SCALE: 1 inch equals 2500 feet

# CONTACT INFORMATION

## OWNERS

Krisher Farms, LLC by  
Ronald M. Krisher, Managing Member and  
Karen A. Krisher, Managing Member  
4510 Highland Avenue SW  
Lordstown, Ohio 44481  
Phone: 330-980-2033  
email: ron.krisher@gmail.com

Robert W. Krisher, Jr. and  
Michele L. Krisher, Trustees  
INST 202208110016451  
1405 Tait Road  
Warren, Ohio 44481  
Phone: 330-307-5689  
email: michele.krisher@gmail.com

Windsor Road Land, LLC by  
Tibor C. Lakatos, Manager  
PO Box 499  
Chardon, Ohio 44024  
Phone: 440-728-4477  
email: tiborisa@sbcglobal.net

## SURVEYOR, OWNER REPRESENTATIVE

D.B. Kosie & Associates, LLC by  
Robert L. Kosie, Sr., PS 8167, Managing Member  
11040 Madison Road  
Montville, Ohio 44064

## VILLAGE OF LORDSTOWN PLANNING AND ZONING

Kellie D. Bordner  
Economic Development Director  
1455 Salt Springs Road, SW  
Warren, Ohio 44481  
Direct Line: 330-824-2489

## TRUMBULL COUNTY GIS / TAX MAP

Jen Knight  
160 High Street NW, 3rd Floor  
Warren, Ohio 44481  
330-675-2879  
adknight@co.trumbull.oh.us

Situated in The	Month:	Page:
Village of Lordstown, County of Trumbull and State of Ohio and known as being part of Original Sections 27, 33 and 34 within said Township, and Township 3N, Range 4W in the Connecticut Western Reserve	October	ONE
	Year:	TWO
	2023	
Survey for:	Windsor Road Land, LLC, Krisher Farms, LLC, Robert W. Krisher, Jr. and Michele L. Krisher, Trustees	
	Checked on October 12th, 2023 by MBL, RLK	
	Revised on November 1st, 2023	

Title Page, Owner's Acceptances, Certifications, Approvals and Disclaimer(s)

## BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

## MUNICIPAL APPROVALS

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Printed \_\_\_\_\_

LORDSTOWN VILLAGE  
ENGINEER

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Printed \_\_\_\_\_

LORDSTOWN PLANNING  
ADMINISTRATOR

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Printed \_\_\_\_\_

LORDSTOWN PLANNING  
COMMISSION

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Printed \_\_\_\_\_

LORDSTOWN STREET  
COMMISSIONER

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Printed \_\_\_\_\_

LORDSTOWN FIRE  
CHIEF

## TRANSFER

Entered for transfer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed \_\_\_\_\_  
Printed \_\_\_\_\_

TRUMBULL COUNTY  
AUDITOR

## RECORD

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in Trumbull County Record of Plats Volume \_\_\_\_\_ Page \_\_\_\_\_

Signed \_\_\_\_\_  
Printed \_\_\_\_\_

TRUMBULL COUNTY  
RECORDER

## SURVEYOR'S CERTIFICATION

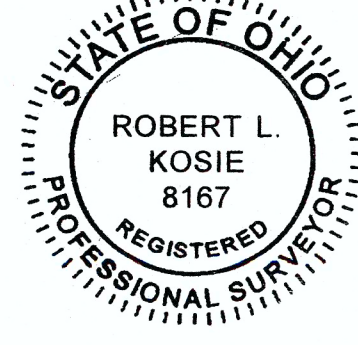
I certify to: Windsor Road Land, LLC, Krisher Farms, LLC, Robert W. Krisher, Jr. and Michele L. Krisher, Trustees

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS90, GEOID12B). Distances are based on U.S. feet with decimal parts. The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

Robert L. Kosie, P.S.  
Registered Professional  
Land Surveyor No. 8167

Signed and sealed on this 9th day of October, 2023

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



# DBK PLAT 1203 2023

Title Page, Owner's Acceptances, Certifications, Approvals and Disclaimer(s)



### Boundary Re-survey, Parcel Design and Labeling

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### HIGHLAND AVENUE

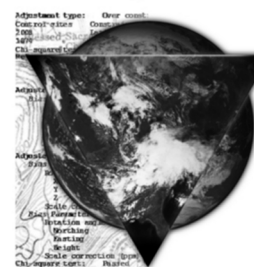
(aka Sloopdown Warren Road, 60 feet wide)  
Occupied C.L. observed every 200 feet and calculated  
averaged using 200 foot interval and calculation  
and used as C.L. RW

### BRUNSTETTER ROAD

No effort was made in determining the C.L. RW  
of Brunstetter Road in this survey



This plat was prepared by  
**D.B. Kosie & Associates**  
Professional Land Surveying

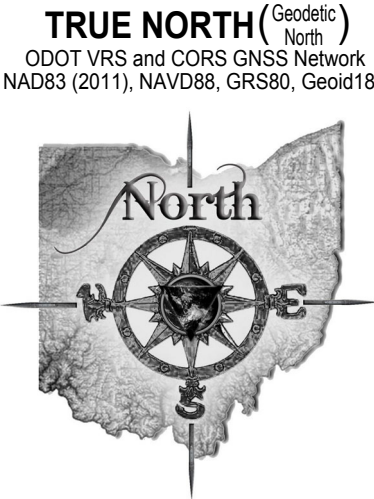


11040 Madison Road  
Montville, Ohio 44064  
**440.286.2131**  
Fax: 440.968.3578

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o -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin  
(#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set  
c -Denotes calculated and used measurement r -Denotes record measurement  
d -Denotes deed measurement p -Denotes plat measurement  
o -Denotes observed measurement u -Denotes used measurement  
n -Denotes measured distance fd -Denotes found monument  
PPN -Denotes permanent parcel number INST -Denotes instrument number  
DN -Denotes document number AFN -Denotes automatic file number  
g / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)  
L -Denotes lot line R -Denotes property line  
BCSU -Denotes monument found bent, coned, straightened and used  
BCO -Denotes monument found bent, coned and observed  
POB -Denotes point of beginning MP -Denotes "measured perpendicularly"  
SPC OHN -Denotes "State Plane Coordinate System, Ohio North"  
SPC OHN -Denotes existing stream as per GIS



### PARCEL DATA

P9 PPN 45-192839  
Lipscher Land Holdings, LLC  
INST 200511300036699,  
Parcel 32

P10 PPN 45-905589  
Gertrude Pletcher  
Volume 315, page 73

P11 PPN 45-113650  
Windsor Road Land, LLC  
INST 20207220015110,  
Parcel 6

P12 PPN 45-024450  
George M. Ellis and  
Margaret J. Ellis, Trustee  
OR Volume 885, Page 862,  
Parcel 9

P13 PPN 45-113658  
Windsor Road Land, LLC  
INST 20207220015110,  
Parcel 8

P14 PPN 45-042100  
Krisher Farms, LLC  
INST 202112010027875,  
Parcel 11

P15 PPN 45-192838  
Lipscher Land Holdings, LLC  
INST 200511300036699,  
Parcel 31

P16 PPN 45-029653  
Krisher Farms, LLC  
INST 202112010027875,  
Parcel 9

P17 PPN 45-193448  
Windsor Road Land, LLC  
INST 20203150005213,  
Parcel 7

P18 PPN 45-113657  
Windsor Road Land, LLC  
INST 20207220015110,  
Parcel C

P19 Sublot 320  
PPN 45-193621  
Rebhan Realty, LLC  
INST 201005140008485,  
Parcel 9, Parcel 19, Lot 320

P20 Sublot 289  
PPN 45-193819  
Rebhan Realty, LLC  
INST 201005140008485,  
Parcel 9, Parcel 19, Lot 289

P21 Sublot 288  
PPN 45-193818  
Rebhan Realty, LLC  
INST 201005140008485,  
Parcel 9, Parcel 19, Lot 288

P22 Sublot 227  
PPN 45-193806  
Rebhan Realty, LLC  
INST 201005140008485,  
Parcel 9, Parcel 19, Lot 257

P23 Sublot 256  
PPN 45-193805  
Rebhan Realty, LLC  
INST 201005140008485,  
Parcel 9, Parcel 19, Lot 256

### LINE DATA

L1 - N 02°30'22" W, 240.84' c. L2 - N 88°38'25" E, 120.00' c.  
L3 - S 02°30'22" E, 240.84' c. L4 - S 88°38'25" W, 120.00' c.  
L5 - N 01°11'10" W, 265.39' c. L6 - N 88°14'28" E, 240.00' c.  
L7 - S 01°11'09" E, 265.39' c. L8 - S 88°13'38" W, 240.00' c.  
L9 - N 01°09'57" W, 265.34' c. L10 - N 88°16'02" E, 79.40' c.  
L11 - S 01°10'56" E, 135.16' c. L12 - N 88°14'28" E, 80.60' c.  
L13 - N 01°38'58" W, 135.15' c. L14 - N 88°14'28" E, 79.46' c.  
L15 - S 01°38'58" E, 265.24' c. L16 - S 88°13'45" W, 240.60' c.  
L17 - N 88°14'28" E, 39.75' c. L18 - S 01°38'58" E, 135.15' c.  
L19 - S 88°14'28" W, 39.75' c. L20 - N 88°14'28" E, 39.71' c.  
L21 - S 88°14'28" W, 79.40' c. L22 - N 01°10'56" W, 135.20' c.  
L23 - N 01°08'56" W, 130.14' c. L24 - N 88°14'28" E, 199.75' c.  
L25 - N 01°11'09" W, 135.16' c. L26 - N 88°14'27" E, 79.53' c.  
L27 - S 01°10'56" E, 135.16' c. L28 - S 88°14'28" W, 79.53' c.

### LATITUDE LONGITUDE DATA

LL1 - N. Lat. 41°11'07.6764", W. Long. 80°50'40.1611" c.  
(SPC OHN - N. 557659.67, E. 2424138.98 c.)  
LL2 - N. Lat. 41°10'48.5918", W. Long. 80°50'39.7303" c.  
(SPC OHN - N. 555729.17, E. 2424208.57 c.)  
LL3 - N. Lat. 41°10'48.6388", W. Long. 80°50'34.5087" c.  
(SPC OHN - N. 555729.17, E. 2424208.57 c.)  
LL4 - N. Lat. 41°11'05.5420", W. Long. 80°50'55.0378" c.  
(SPC OHN - N. 557422.12, E. 2423008.86 c.)  
LL5 - N. Lat. 41°10'51.5723", W. Long. 80°50'55.0364" c.  
(SPC OHN - N. 556008.58, E. 2423032.74 c.)  
LL6 - N. Lat. 41°10'52.0819", W. Long. 80°49'45.7799" c.  
(SPC OHN - N. 556169.56, E. 242328.23 c.)  
LL7 - N. Lat. 41°11'10.5165", W. Long. 80°50'49.3764" c.  
(SPC OHN - N. 557933.69, E. 2423429.10 c.)  
LL8 - N. Lat. 41°11'07.1352", W. Long. 80°50'52.8160" c.  
(SPC OHN - N. 557586.55, E. 2423172.65 c.)  
LL9 - N. Lat. 41°10'37.6482", W. Long. 80°50'55.0038" c.  
(SPC OHN - N. 554599.68, E. 2423001.90 c.)  
LL10 - N. Lat. 41°10'49.9109", W. Long. 80°50'36.0715" c.  
(SPC OHN - N. 555867.56, E. 2424485.75 c.)



### ACREAGE CALCULATION

**PARCEL 1**  
43.617 TOTAL ACRES  
(44.280 acres including internal parcels P1)

Krisher Farms, LLC  
PPN 45-068000 - 3.582 acres  
PPN 45-068400 - 3.721 acres  
PPN 45-068500 - 3.744 acres  
Total: 11.047 acres

Robert W. Krisher, Jr. and Michele L. Krisher, Trustees  
PPN 45-057818 - 4.326 acres  
PPN 45-077325 - 0.110 acres (P2)  
PPN 45-057921 - 2.909 acres  
PPN 45-07922 - 1.407 acres  
PPN 45-057927 - 0.762 acres (P4)  
PPN 45-057925 - 2.658 acres  
PPN 45-057926 - 1.242 acres (P5)  
PPN 45-057923 - 2.024 acres  
PPN 45-057924 - 0.624 (P6)  
Total: 16.062 acres

Windsor Road Land, LLC  
16.508 acres remaining (see parcel numbers as shown hereon)

**PARCEL 2**  
116.340 TOTAL ACRES  
(120.360 acres including all internal parcels P9, P10, P12, P15 and EOG)

Krisher Farms, LLC  
PPN 45-067900 - 2.007 acres  
PPN 45-067800 - 1.462 acres  
PPN 45-068200 - 1.014 acres  
PPN 45-068300 - 2.647 acres  
PPN 45-068600 - 2.723 acres  
PPN 45-042100 - 0.357 acres (P14)  
PPN 45-029653 - 1.296 acres (P16)  
Total: 11.506 acres

Windsor Road Land, LLC  
104.834 acres remaining (see parcel numbers as shown hereon)

### 3.858 ACRE PORTION OF LOT 2 RESTRICTION NOTE

As of the date of this survey and per the Codified Ordinances of The Village of Lordstown, Ohio, this area of land does not conform to current zoning and/or planning requirements, is not a buildable lot nor shall it ever be conveyed separately from Parcel 2, unless consolidating with an adjoining neighbor with conforming zoning including legal frontage.



### ZONING INFORMATION

R1 - Single Family Zoning District

Minimum Frontage: 100'  
Minimum Sidesway: 10'  
Minimum Rearyard: 10'  
Minimum Frontyard Setback: 90'

### REFERENCES

\*The undated survey prepared by I. R. Gregg, Registered Surveyor, recorded in OR Volume 1040, Page 341 of TCRO.  
\*The undated survey prepared by Thomas Fok, Registered Surveyor 4896, recorded in INST 202112010027875 of TCRO.  
\*The undated survey prepared by Clifton M. Newhall, Registered Surveyor 2684, recorded in INST 202112010027875 of TCRO.  
\*The September 1932, survey prepared by H. S. McKibben's sons, recorded in INST 202208110016450 of TCRO.  
\*The June, 1974 survey prepared by N.M. Kulp, Registered Surveyor 4566, recorded in INST 200506010015116 of TCRO.  
\*The October, 1990 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 201312230030124 of TCRO.  
\*The February, 1995 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 202112010027875 of TCRO.  
\*The January 27, 2011 survey prepared by Haven R. Grover, Registered Surveyor 6971, WRCL, LLC, recorded in INST 202112010027875 of TCRO.

### LOT 1 - 43.320 ACRES EXCLUSIVE OF R/W

### LOT 2 - 116.178 ACRES EXCLUSIVE OF R/W

No effort was made in determining this section line in this survey (see disclaimer note)

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